THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074890** BILL GARRETT, Davidson County Trans:T20150072781 DEEDWARR Recvd: 08/27/15 09:51 2 pgs Fees:13.00 Taxes:8510.00 20150827-0086779	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2015. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-11-2017

WARRANTY DEED

Address New Owner: 4414 Tyne Blvd Trust 153 Cheek Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13010012900 13010010000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grace K. Johnson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, IV, Trustee of the 4414 Tyne Boulevard Trust dated August 24, 2015.,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:

Land in the City of Belle Meade, Davidson County, Tennessee, being Lot Nos. 44, 45 and 46, Block 3, on the plan of The New Golf Club Subdivision, of record in Book 421, Page 185, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 44, 45 and 46, which form a single corner lot, front together 347.0 feet on the Westerly margin of Westview Avenue, formerly Highland Avenue and extend back 265.0 feet on the Southerly line along the Northerly margin of Tyne Boulevard and 250.0 feet on the Northerly line to a dead line in the rear, measuring 256.0 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 47 on the plan of The New Golf Club Subdivision, as shown on the plat of record in Plat Book 421, Page 185, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Grace K. Johnson, a married woman by Warranty Deed from J. Hanley Sayers, Jr., and wife, Mary Linda B. Sayers, recorded on the 8th day of December, 2003 in Instrument No. 20031208-0175960, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE NEW GOLF CLUB SUBDIVISION, as recorded in Plat Book 421, Page(s) 185.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1049, Page 96.

This is improved property located at 4414 Tyne Blvd &, 0 Westview Avenue Nashville TN 37215-4546

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2015.

Grace K. Johnson

Grace K. Johnson

David Johnson by Grace K. Johnson attorney in Fact

David Johnson by Grace K. Johnson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grace K. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 25th day of August, 2015.

Notary Public

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grace K. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for David Johnson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of August 2015.

Notary Public

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017